



Petition Number: 1505-SPP-11 & 1505-ODP-12

Subject Site Address: 1321 West 186th Street - Southwest corner of 186th Street and Casey Road, north of the existing Water's Edge (the "Property")

Petitioner: GT Property Development, LLC by Weihe Engineering, Inc.

Request: Primary Plat and Overall Development Plan review for "**William Trace**" consisting of **88 single-family residential lots**.

Current Zoning: Springmill Trails PUD District Ordinance No. 11-19

Current Land Use: Agricultural / Residential

Approximate Acreage: 40.26 acres+/-

Exhibits:

1. Department Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Springmill Trails PUD

Property History: 1101-PUD-02 PUD District (Ordinance 11-19) (09/12/2011)

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PROCEDURAL

Approval of a Primary Plat and Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 40.26-acre +/- site is located on the southwest corner of Casey Road and 186th Street (see **Exhibit 2**), and is currently undeveloped. The request is for approval of a Primary Plat (see **Exhibit 3**) and Overall Development Plan (see **Exhibit 4**) (collectively, the "plans") for an eighty-eight (88) lot single-family residential subdivision.

The property is zoned in the Springmill Trails PUD District, with the SF5: Single-Family High Density ("SF5") District, pursuant to Ordinance No. 11-19, adopted by the Council on September 12, 2011



(recorded as Instrument No. 2011046866, in the Hamilton County Recorder's Office on September 22, 2011).

The comments contained herein are in review of the filed Primary Plat and Overall Development Plan (the "plans") scheduled for the May 4, 2015, Advisory Plan Commission meeting.

The petition was reviewed by the Technical Advisory Committee at its April 21, 2015, meeting. This petition has been properly noticed and is scheduled for a public hearing at the Plan Commission's May 4, 2015, meeting.

PRIMARY PLAT STANDARDS (Article 10.12(I) of UDO)

1. Location Map

Comment(s): Compliant.

2. Scale

Comment(s): Compliant

3. Primary Plat

a) Proposed name of subdivision.

Comment(s): Compliant.

b) Names and addresses of the owner, owners, land surveyor or land planner.

Comment(s): Compliant.

c) Title, scale, north arrow and date.

Comment(s): Compliant.

d) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment(s): Compliant.

e) Easements (locations, widths and purposes). (Article 8.3)

Comment(s): Petitioner will continue to coordinate with Westfield Public Works Department ("WPWD") and utility service providers. Please include the Department on all correspondence.

f) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment(s): Location, size and capacity of existing utility services will be reviewed and determined by the applicable agencies through the review process.

g) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment(s): Compliant



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- h) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

Comment(s): Compliant.

- i) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

Comment(s): Compliant.

- j) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

Comment(s): Compliant.

- k) Building setback lines (*Article 4.5*)

Comment(s): Compliant.

- l) Legend and notes.

Comment(s): Compliant.

- m) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment(s): Petitioner will continue to coordinate with WPWD.

- n) Other features or conditions which would affect the subdivision favorable or adversely.

Comment(s): Compliant.

- o) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

Comment(s): Compliant.

- p) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment(s): Please continue to copy the Department on all correspondence with these agencies throughout the review process.

- q) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

Comment(s): Compliant.

- r) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc

- i) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.



Comment(s): No legal drain is involved, but County Surveyor will provide comments during TAC review process.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

1. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment(s): Please see development and design standard comments contained herein.

2. Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment(s): Please see the PUD District Ordinance standards contained herein.

3. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment(s): Please coordinate with the WPWD to confirm compliance with the applicable standards.

4. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

Comment(s): Please coordinate with the applicable utility service providers and WPWD to ensure sufficient capacity.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

1. Development Plan Scope
2. General Plan Requirements
 - a) Title, scale, north arrow and date

Comment(s): Compliant.

- b) Proposed name of the development

Comment(s): Compliant.

- c) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

Comment(s): Compliant.



d) Address and legal description of the property.

Comment(s): *Compliant.*

e) Boundary lines of the property including all dimensions.

Comment(s): *Compliant.*

f) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment(s): *Compliant.*

g) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

Comment(s): *Compliant.*

h) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment(s): *Compliant.*

i) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment(s): *Compliant.*

j) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment(s): *Compliant.*

k) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment(s): *Compliant.*

l) Location and dimensions of all existing structures and paved areas.

Comment(s): *Compliant.*

m) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment(s): *Compliant.*

n) Location of all Floodplain areas within the boundaries of the property.

Comment(s): *Compliant. Petitioner will continue to coordinate with the Hamilton County Surveyor's Office and WPWD.*



o) Names of legal ditches and streams on or adjacent to the site.

Comment(s): *No legal ditches or streams appear to be on or immediately adjacent to the Property, if not, but please provide that information on a separate Overall Development Plan document.*

p) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment(s): *Petitioner will continue to work in coordination with applicable utility service providers.*

q) Identify buildings proposed for demolition.

Comment(s): *Compliant.*

r) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

Comment(s): *Compliant Springmill Trails PUD specifies "District Amenities." No amenities are provided within the neighborhood.*

s) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

Comment(s): *N/A. All uses are the same (SF5).*

t) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

Comment(s): *Compliant.*

PUD DISTRICT STANDARDS (Ordinance 12-45)

- | | |
|------------------------------------|-------------------------------------|
| 1. Minimum Lot Area: | 5,400 sq. ft. (60' front load lots) |
| 2. Minimum Lot Frontage: | 40 feet (60' front load lots) |
| 3. Minimum Building Setback Lines: | |
| a) Front Yard: | 20 feet |
| b) Side Yard: | 6 feet |
| c) Rear Yard: | 15 feet |
| d) Minimum Lot Width: | 60 feet |
| 4. Maximum Building Height: | 25 feet |

Comment(s): *Compliant.*

5. Additional Standards:

- a) A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type or street right-of-way.
- b) No yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway or 186th Street or be separated from the street by project open space a minimum of 100' in depth.
- c) No one dwelling type may exceed sixty (60) percent of the total number of dwellings in the District



- d) A minimum of three dwelling types shall be constructed within the District
- e) A maximum of 1,250 single family detached and attached dwellings shall be permitted within Residential District 2.

Comment(s):

- 1. ***Please provide figures breaking down Common Areas C & D only. Waiting to confirm if Common Areas C & D are sufficient to meet the 21% open space requirement. If not, then Common Areas A & B (detention/retention ponds) need to be redesigned as community amenities.***

6. Landscaping Standards:

- 1. ***Minimum On-Site Landscaping per the PUD:***

Landscaping	Required	Provided	Difference
Shade Trees	528	352	-176
Ornamental or Evergreen	352	352	0
Shrubs	1,408	599	-1,232

- 2. ***Additional landscaping to be installed by builder as each lot develops. Will be confirmed during the Improvement Location Permit review.***
- 3. ***Buffer yards are not required along Casey Road pursuant to Section 8.3 of the PUD. Buffer yards are required along 186th Street; however, pursuant to Section 8.3(C) the most restrictive standards apply. The UDO road frontage standards apply (See Development Standard comments below).***

Comment(s): Compliant.

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Landscaping Standards (Article 6.8)

Comment(s):

- 1. ***Please ensure that street trees are provided in accordance with Article 6(J)(2) of the UDO. If street trees are not installed in the eight (8) foot tree lawn then they shall be installed no less than four (4) feet from the sidewalk and no more than ten (10) feet from the sidewalk.***

2. Lot Standards (Article 6.10)

Comment(s): Please ensure that corner lots are wide enough to allow for a driveway separation of at least 30' from the R/W line to the beginning of the drive way.

3. Setback Standards (Article 6.16)

Comment(s): Compliant.

4. Vision Clearance Standards (Article 6.19)

Comment(s): Compliant.



5. Yard Standards (Article 6.21)

Comment(s): *Compliant. Please note that corner lots will have two front yards.*

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)

Comment(s): *Compliant.*

2. Easement Standards (Article 8.3)

Comment(s): *Please coordinate with WPWD and utility services providers to ensure the location and adequate size of all easements.*

3. Monument and Marker Standards (Article 8.5)

Comment(s): *To be reviewed on the Secondary Plat document.*

4. Open Space and Amenity Standards (Article 8.6)

- a) A minimum of 21% Open Space is required across Residential District 2 per the PUD.

Comment(s): *Not Compliant.*

1. *Without an open space master plan of Residential District 2, William Trace development is required to have 21% open space. Common Area ponds are required to function as an amenity for the neighborhood. Proposed Common Area ponds should have more accessibility and road frontage.*
2. *Common Areas should be connected with pedestrian trails to provide further connectivity, especially to the future Little Eagle Creek Trail/contemplated development to the west.*

5. Pedestrian Network Standards (Article 8.7)

Comment(s): *Compliant.*

6. Storm Water Standards (Article 8.8)

Comment(s): *Please coordinate with WPWD.*

7. Street and Right-of-Way Standards (Article 8.9)

Comment(s): *Not Compliant.*

1. *Jack View Drive cul-de-sac (west) should provide a ROW stub to the property line in order to connect to contemplated development to the west.*
2. *Jack View Drive cul-de-sac (east) should be eliminated as cul-de-sacs are discouraged and only permitted in certain circumstances.*

8. Street Light Standards (Article 8.10)

Comment(s): *Compliant.*

9. Street Sign Standards (Article 8.11)

Comment(s): *Please coordinate with WPWD and the Indiana Manual on Uniform Traffic Control Devices.*



10. Surety Standards (Article 8.12)

Comment(s): Please coordinate with WPWD.

11. Utility Standards (Article 8.13)

Comment(s): Please coordinate with WPWD and applicable utility service providers.

DEPARTMENT COMMENTS

1. No action is required at this time, except to hold a public hearing.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as noted in this report. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3. If you have any questions about the comments contained herein, please feel free to contact me prior to the APC meeting scheduled for this petition (May 4, 2015) at jlauer@westfield.in.gov or (317) 910-2927.